

**REMARKS**

**REMARKS/ARGUMENTS**

I. Claims 1 and 3-23 are pending in this application. In the August 22, 2006 final office action, the Examiner:

A. Rejected claims 1, 3-10, 12-21 and 23 under 35 USC 102(e) as being anticipated by Kalantar et al. USP 6,954,737 ("Kalantar")

B. Rejected claim 11 and 22 under 35 USC 103(a) as being unpatentable over Kalantar et al in view of Duenke US Publication No. 2002/00264343

D. The Examiner's Rejection of claims 1-10 under 35 USC 102(e) should be withdrawn

Before turning to the examiner's rejection, a brief summary of the present invention is provided. As shown in blocks 2704, 2708 and 2712 of Fig. 27, once a user has accessed the web portal of the present invention, general service information about the user's one or more building sites may be obtained. As discussed in the specification, the web portal may then receive a request for information about service contract information from an individual building. As further discussed in the specification, the user then has several options for obtaining service information for one or more building sites as shown in blocks 2720, 2724, 2728, 2732, and 2736. One option the user has is to make an inquiry to the web portal, using a client, about service call type information (block 2720). For example, using the present invention, the user can generate information about pending or completed corrective maintenance tasks or information about pending or completed corrective maintenance tasks. The resulting information

may be received by a client and displayed on a client display (block 2740). Another option a user has is to obtain service information about a particular building site or group of sites (block 2724). For example, for a university campus having a plurality of buildings, the user may want to obtain service information about a science building in which there is an HVAC system and equipment for laboratory fume hoods, as well as other types of systems being maintained, such as the building's fire safety system. This information can then be received by a client and displayed on a client display (block 2744).

Turning now to the examiner's rejection, with respect to claim 1, the limitation of claim 2 regarding the concept of retrieving service information about service activity at a selected individual building site is not shown in column 32, lines 11-24 as indicated by the examiner. Simply put, the Kalantar reference does not teach retrieving service contract information from a selected building site from a plurality of building sites, but merely retrieving task information which is not the same type of information as service contract information.

Claim 13 includes similar subject matter as claim 1, but further includes the limitation that information about service contracts can be provided from a group of building systems at an individual building site. There is no teaching or suggestion in Kalantar of being able to provide service contract related information regarding different types of building systems. While Kalantar teaches being able to provide service information about individual pieces of equipment, it does not teach or suggest providing service contract information from different types of building systems as claim 13 now requires.

Dependent claims 12 and 23 include further limitations wherein building systems from which information is provided are selected from the group comprising fire, HVAC and mechanical systems, which are clearly not shown in the Kalantar reference. The examiner has indicated in page 12 of his office action that this limitation shown in claims 12 and 23 is shown in column 41 line 63 to column 42 line 5. Kalantar in column 41, lines 63 to column 42 line 1 states “[a]long similar lines, server 130 may be adapted to automatically generate tasks for specialized user by applying, for example, a maintenance or wear model to particular equipment. For example, a use model may indicate that standard lubrication should be performed on an air-conditioning compressor that has been in use for 1000 hours.” In other words, Kalantar teaches providing service information about individual pieces of equipment, but does not teach or suggest providing service contract information for different types of systems.

With respect to dependent claim 14, applicant has very specifically claimed the steps of “receiving a user request to retrieve information about service contracts for an individual building site” and the steps of “communicating said information about service contracts for an individual building site to a client.” Firstly, Kalantar does not show in column 32 for example that a user at the first facility 110 can request service contract information about the second facility 120, or vice versa. Further, there is no connection between the disclosure of Kalantar in column 32 and the disclosure in column 48-65, so Kalantar clearly does not disclose communicating said information about service contracts for an individual building site to a client.

With respect to dependent claim 15, applicant has claimed wherein the service contract information further comprises information about the type of equipment covered

under the service contract. A review of column 11, lines 34-44 fails to show this limitation. In fact, what this paragraph teaches is maintaining information about different types of facilities, not information about the type of equipment covered under a service contract as claim 15 requires.

With respect to claim 16, a review of column 32 lines 58-64 reveals no teaching or suggestion of providing service history information for a service contract, nor does column 33 lines 7-17 teach providing such service history information for a service contract to a client.

With respect to claim 18, Kalantar in column 13 lines 57-65 and column 41 lines 43-63 fails to teach or disclose providing service contract information according to the type of building system the contract pertains to. Column 13 lines 57-65 generally relates to providing a number of task icons that are linked to task identifiers in work schedules, which has nothing to do with providing service contract information according to the type of building system the contract pertains to. With respect to column 41, lines 43-63 this relates to the concept of allowing a technician to obtain work schedule information about a plurality of different facilities he or she is responsible for, which again has nothing to do with providing service contract information according to the type of building system the contract pertains to.

With respect to claim 19, Kalantar fails to teach or disclose communicating service contract information according to the type of equipment the service contract pertains to. With respect to column 14, lines 5-23 this section merely relates to storing task icons that may be retrieved at a later time, which is completely different than communicating

service contract information according to the type of equipment the service contract pertains to.

With respect to claim 20, it is respectfully argued that providing information about the status of a service contract is not analogous to providing status information about a particular task. The status of a service contract relates to whether the contract is open or closed, and an open service contract is likely to have various tasks that are either open or closed.

With respect to claim 21, Kalantar in column 16 line 56 to column 17 line 4 can be summarized as follows: "For example, once EMI 112 has retrieved the facility record 204 for a particular day, it may download all or some work schedules including tasks to be performed at the first facility 110 on the particular day." This is much different from communicating information about one or more building sites covered under a service contract to a client as claim 21 requires.

Accordingly, applicants respectfully request that the examiner's final rejection of independent claims 1 and 13 be withdrawn, and that these claims are patentable. As claims 3-12 and 14-23 depend from claims 1 and 13 respectively, it is respectfully submitted that these claims are patentable over Kalantar, and that the examiner's rejection be withdrawn as well.

E. The examiner's rejection of claim 11 under 35 USC 103(a) as being unpatentable over Kalantar et al in view of Duenke US Publication No. 2002/00264343 is in error.

The examiner has rejected claim 11 under 35 U.S.C. 103(a) as being allegedly being unpatentable over Kalantar et al. in view of Duenke. Claim 11 depends from and

incorporates all of the limitations of claim 1. Accordingly, for at least the same reasons as those set forth above in connection with claim 1, it is respectfully submitted that the rejection of claim 11 over Kalantar et al. in view of Duenke. More specifically, Duenke fails to disclose receiving a request to retrieve a technical diagram about a piece of equipment covered under a service agreement and transmitting said technical diagram to a client as the examiner has indicated. Referring to block [063], Duenke teaches

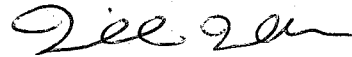
“a user may select a "Typical" by depressing the "Pick a Typical" button illustrated in FIG. 5. Typical is a group of items that are combined to attach a system to the main lines of construction (e.g., HVAC systems, electrical systems, piping systems, electrical systems, control devices, supports and structural steel systems, sheet metal and insulation systems, fire protection systems, industrial process systems, etc.). Thus, Typical is include fixtures, equipment, or structural steel supports and all of the associated hook-up materials necessary to attach the fixtures or equipment to the main line (e.g., piping, connectors, elbows, valves, reducers, electrical wiring, etc.)”

Accordingly, while Duenke teaches providing a display about a piece of equipment in an HVAC system as part of a labor cost estimating method, Duenke does not disclose or teach request to retrieve a technical diagram about a piece of equipment covered under a service agreement and transmitting said technical diagram to a client as the examiner has indicated. Further, there is no motivation to combine Kalantar and Duenke beyond hindsight reasoning to reject claims 11 and 22. Accordingly, the examiner is respectfully requested to withdraw his rejection of claims 11 and 22.

Conclusion

For all of the foregoing reasons, it is respectfully submitted the applicants have made a patentable contribution to the art. Favorable reconsideration and allowance of this application is, therefore, respectfully requested.

Respectfully submitted,



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